



Annexation Policy & Plan El Paso

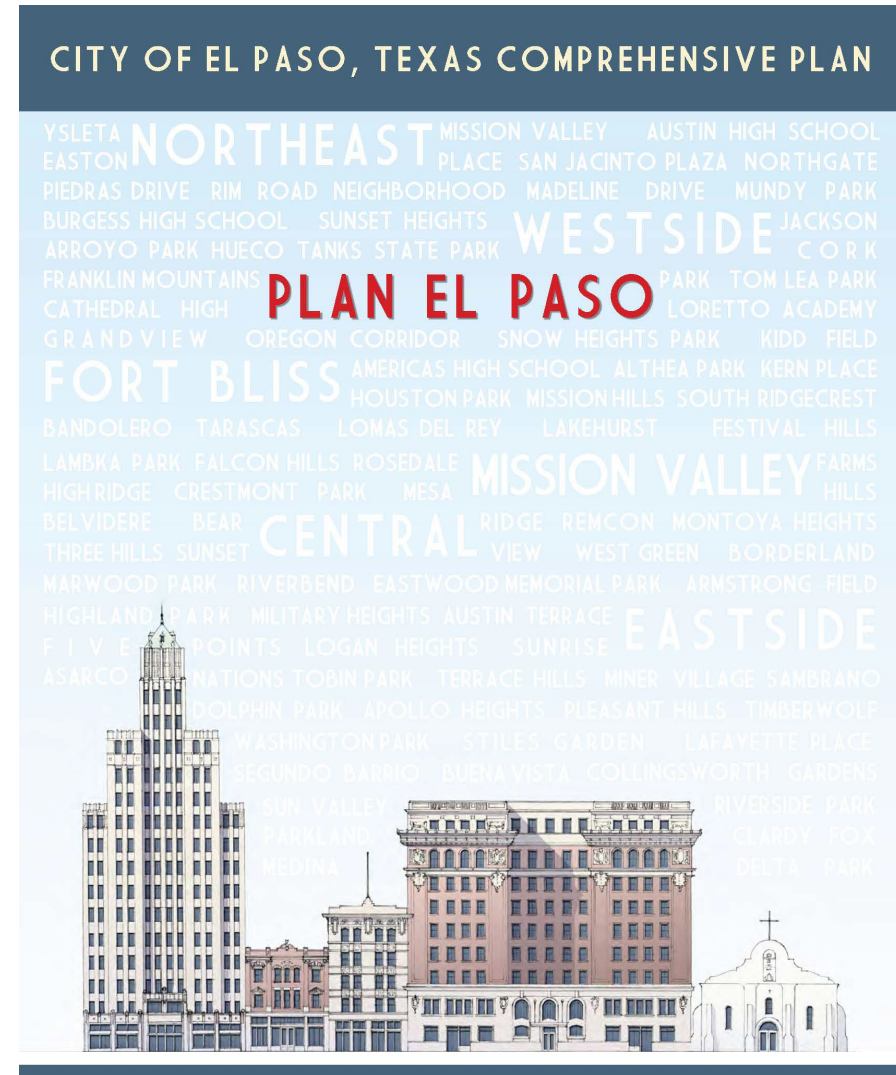
Planning & Inspections Department





What is a Comprehensive Plan?

- An official statement of policies regarding desirable future physical development
- Recommends policy & regulation changes to achieve development goals
- Focuses on planning in the long term: 15-30 year time frame
- Goals for future are usually general – not specific
- May include goals for other disciplines (education, economic development, health, et cetera)

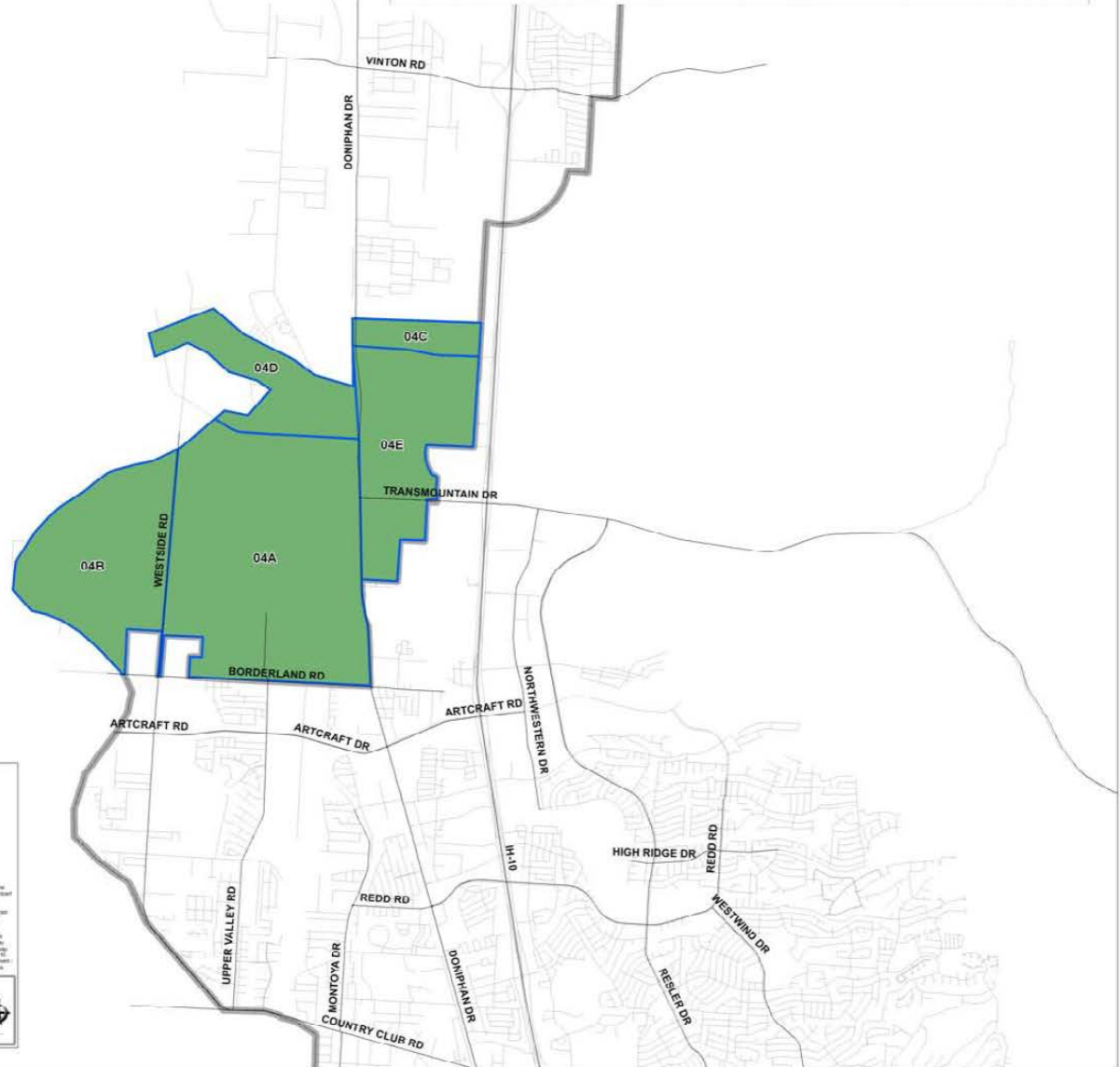
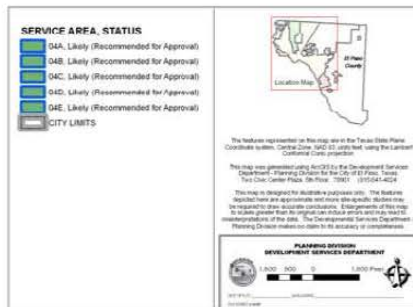




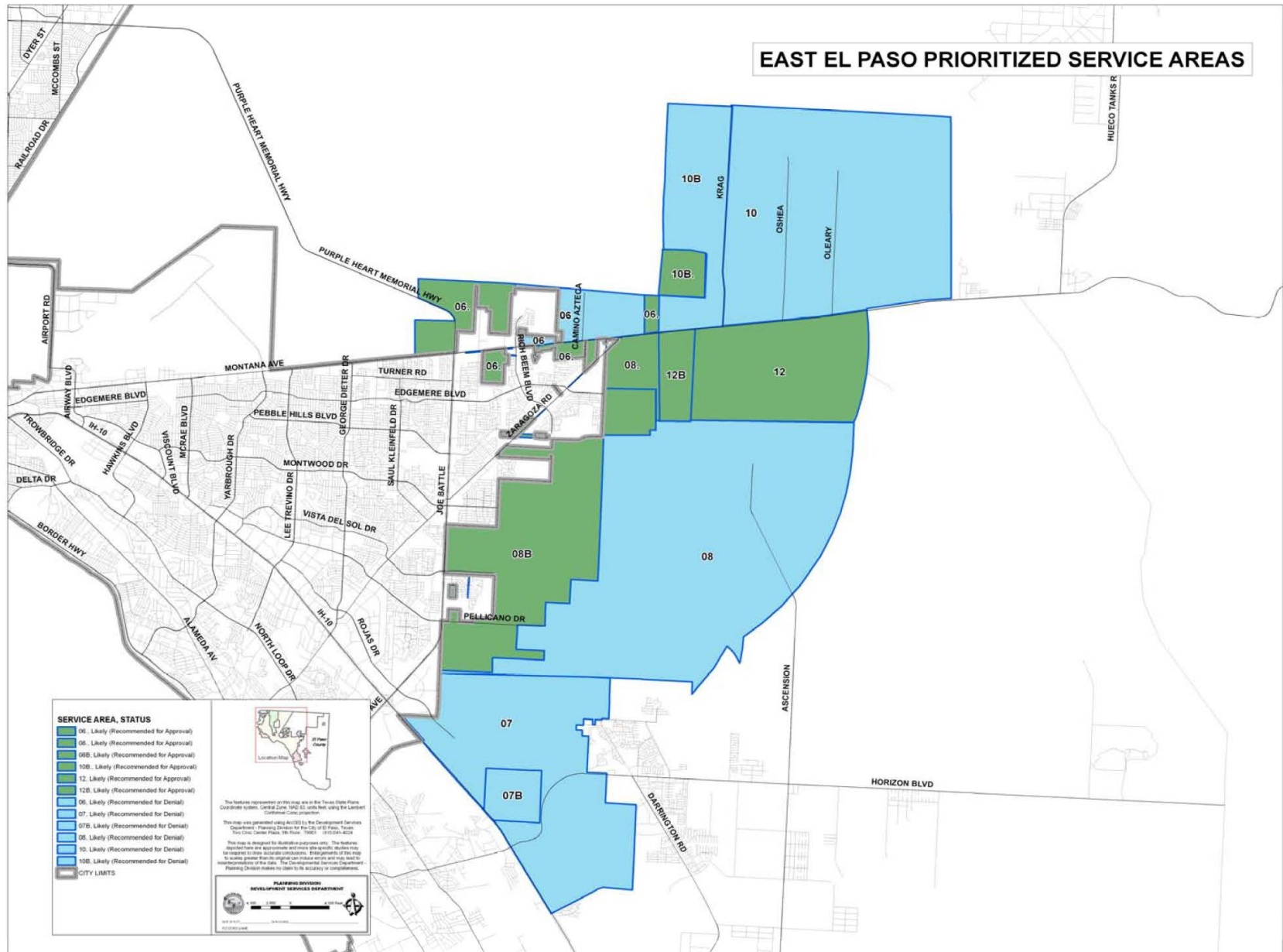
Annexation Policy

- Approved by City Council on Sept. 1, 2009
- Annexation Fee set at \$820 per dwelling unit
 - Recommended by consultant in Annexation Assessment and Strategy Study
 - Amount allowed City *"to recover capital improvement costs necessitated by extending municipal services, to include infrastructure costs, to the newly annexed area that are not recovered through impact fees."*
- *"City Council recognizes that said costs and corresponding financial benefits that may arise from annexation of particular land tracts may vary and must be judged on a case by case basis."*
- Annexation Policy establishes areas *"most desirable for annexation"*
- Council approach was to determine which areas, if annexed, would generate a net monetary benefit to the City

NORTHWEST EL PASO PRIORITIZED SERVICE AREAS



EAST EL PASO PRIORITIZED SERVICE AREAS





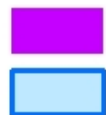
Criteria for Annexation

- Contiguous with City limits
- Subject to Water & Wastewater Impact Fees
- Subject to annexation fee
- Owner responsible for construction costs for streets on Major Thoroughfare Plan
- Dedication of land “as may be necessary for community facilities”
- General Development Plan required



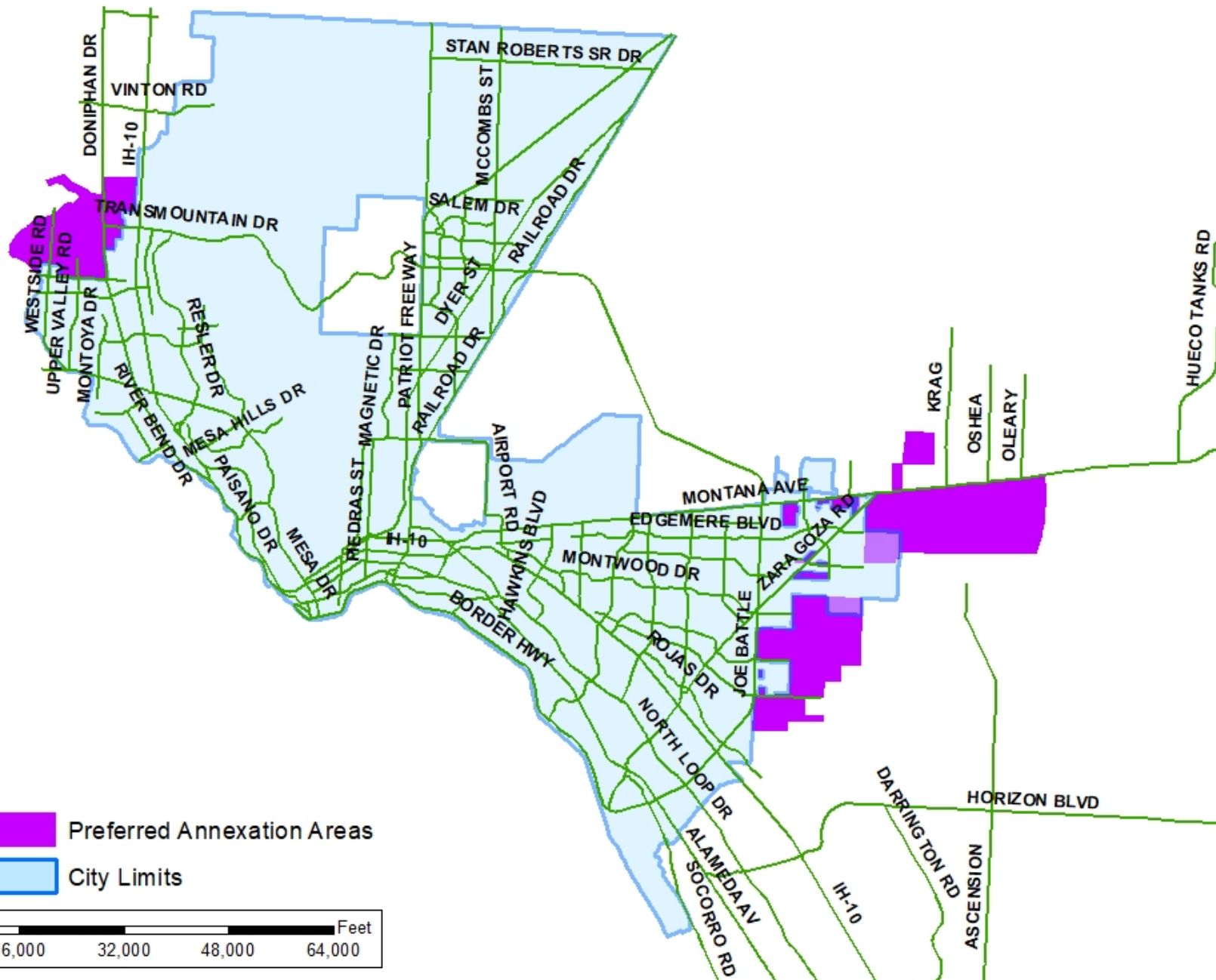
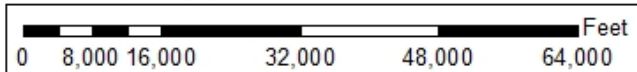
Smart Growth Criteria

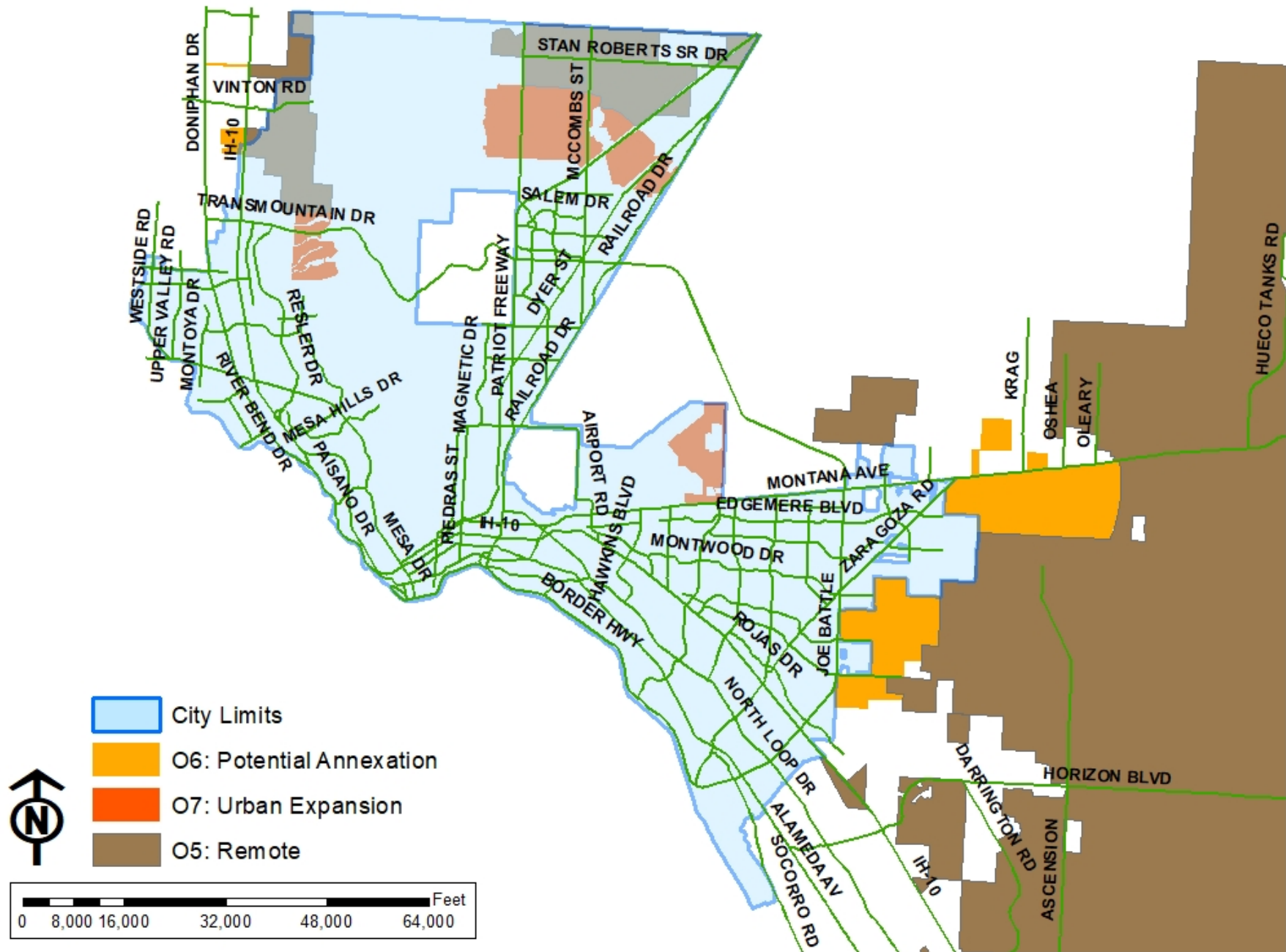
Staff must review “the extent to which the general development plan incorporates smart growth principles, most essentially incorporating or promoting a mixture of land uses where appropriate, an interconnected network of streets, and transit alternatives to the automobile”



Preferred Annexation Areas

City Limits







Future Land Use Designations

O-6: Potential Annexation – Potentially developable land that is not needed for urban expansion at this time but is available if expansion is needed.

O-7: Urban Expansion – Developable land currently owned by the City of El Paso where master planning is underway for potential urban expansion before 2030 using Smart Growth principles.

O-5: Remote – Remote land in the desert and mountains. Except where vested rights are in place, City regulations and policy decisions should not encourage urban development during this planning period, which extends until 2030.

Future Land Use Designations

O-6 – Potential Annexation: Potentially developable land that is not needed for urban expansion at this time but is available if expansion is needed. Land can be redesignated from O-6 to a growth sector through a formal amendment to the Future Land Use Map.

Design Guidance: New neighborhoods should allow driving to be an option rather than a necessity. Every neighborhood has a vibrant center at its heart, where neighbors can meet and fulfill some daily needs. Blocks immediately surrounding the center accommodate a variety of building sizes, including multi-story, mixed-use buildings, apartment buildings, rowhouses, and detached homes. This variety creates the ability to live, work, and shop within walking distance.

Civic buildings provide focal points within each neighborhood. Buildings front onto greens rather than turning their backs to them. Small blocks are key to walkable neighborhoods. An interconnected thoroughfare network allows residents to access all parts of the neighborhood, and other neighborhoods, without having to use the regional network. Alleys provide access to the middle of blocks where additional parking may be located.

Design References:

- Urban Design Element of this plan: See pages 2.38 through 2.39 and 2.80 through 2.81.



Future Land Use Designations

O-7 – Urban Expansion: Developable land currently owned by the City of El Paso where master planning is underway for potential urban expansion before 2030 using Smart Growth principles.

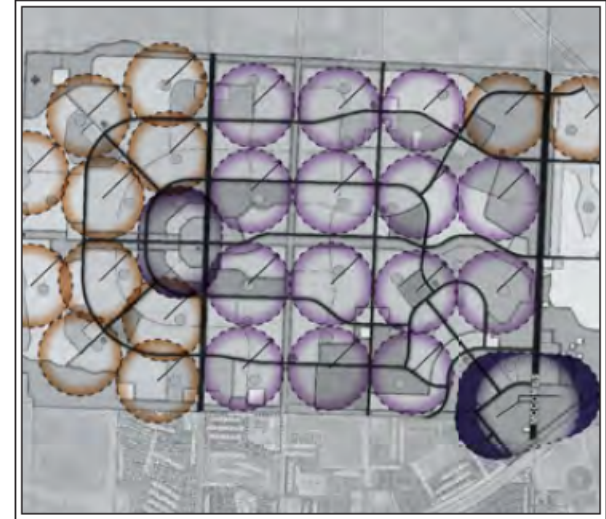
Design Guidance: Development of these large tracts should be organized by assignment of “community types” as described by the SmartCode: Regional Center Developments (RCD), Traditional Neighborhood Developments (TND), and Clustered Land Developments (CLD). Each community type is based around pedestrian sheds (a five-minute walk) and each pedestrian shed would provide a mix of housing types and sizes throughout a neighborhood. The result is a connected network of walkable neighborhoods.

RCDs should be located where more commercial density or main streets are desired, such as along existing heavily traveled corridors or at the intersection of four neighborhoods. The placement of TNDs and CLDs depends on the size and type of neighborhood to be developed. CLDs require more undeveloped land and should be utilized in locations that have large preserved areas.

Schools and their play fields should be located where multiple neighborhoods meet, allowing more children to get to school by their own accord, reducing the need for busses and parents driving to school each day.

Design References:

- Urban Design Element of this plan: See pages 2.38 through 2.48.





Plan El Paso

Goal 1.5: Manage El Paso's Outward Expansion

Discourage outward expansion unless:

- It can be demonstrated to be essential to accommodate growth
- The land to be developed is an excellent location for urban expansion
- Further outward expansion takes the form of complete new neighborhoods that have characteristics of El Paso's most revered older neighborhoods



Urban Design

Every new neighborhood should feature:

- More Useful Public Spaces
 - Street trees
 - Thoughtful & varied parkland designs (plazas, programmed/programmable spaces, etc.)
 - Connections between parks
- Prioritize Streets for Walkability
- Mixed-use neighborhood design
 - Incorporate education/shopping/recreation spaces into neighborhoods
 - Provide a mix of housing types (single-family, duplex, triplex, quad, multi-family) in each neighborhood
- Functional streets that are integrated into existing network
 - Provide many ways to access neighborhoods from major roads



Urban Design



The neighborhood center offers attached units for seniors. Well planned communities compensate for declining incomes in later years by decreasing the cost of living.



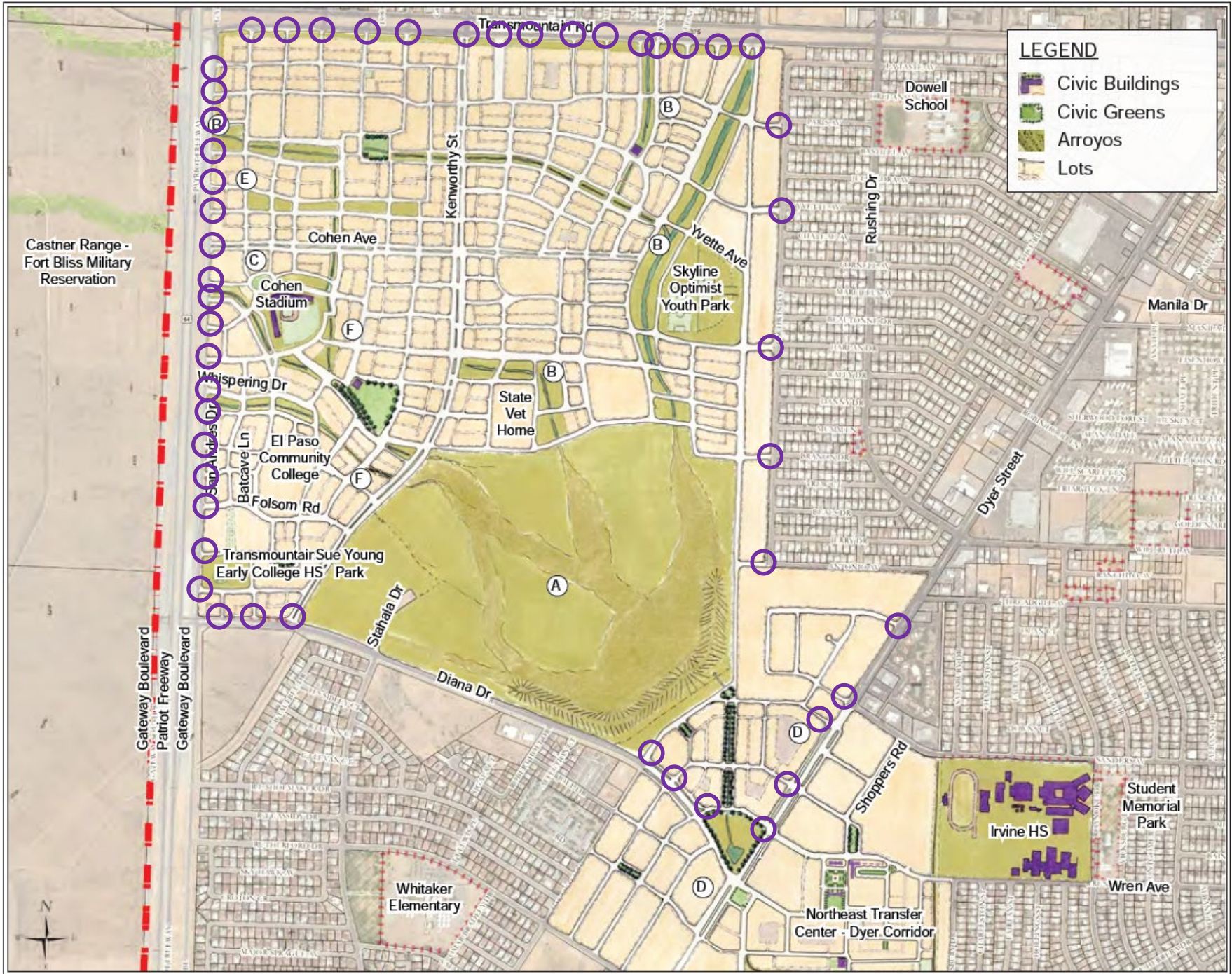
The placita at the center of neighborhoods, transit hubs and mixed-use settlements could become a signature approach to public spaces in El Paso. This would show a continuity through time of the Spanish urban heritage.



Urban Design



"Delivering Outstanding Services"







Plan El Paso

Goal 1.6: ETJ Development

- Policy 1.6.1: Strengthen subdivision (Title 19) regulations. Future subdivision should be required to have smaller blocks and better connectivity to surrounding development
- Policy 1.6.2: Update the Major Thoroughfare Plan (MTP) to create a more tightly interconnected road network

Goal 1.7: Annexation

- Policy 1.7.1: Maintain policy against City-initiated annexation of land

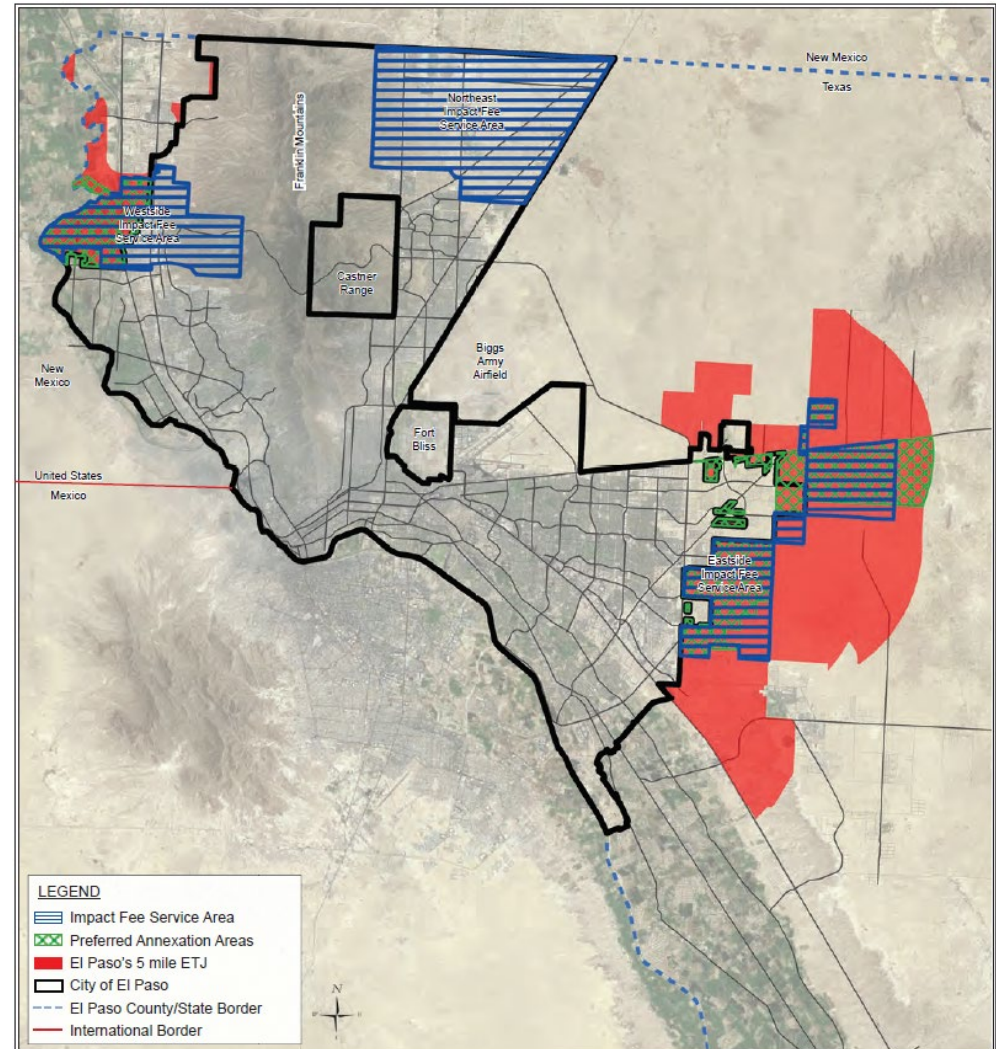


Plan El Paso

Water & Wastewater Impact Fee Recommendations:

Policy 1.8.2c: Modify Impact Fee Areas to match O-6 (Potential Annexation) designated land only

Policy 1.8.3: Re-Calculate Land Use Assumptions to include *Plan El Paso* recommendations for increased development density & mixed-use





Plan El Paso

Outward Expansion Strategy

Plan El Paso estimated that existing City could accommodate 124% of anticipated population growth from 2010-2030*, assuming:

- Modification of City regulations to introduce more multi-family housing & mixed use development:
 - Title 20 (Zoning) amendments, including reducing/eliminating parking requirements
 - Amend Title 19 (Subdivisions) to discourage suburban sprawl (last major Title 19 amendment in 2008)
 - Refine the Major Thoroughfare Plan to ensure a densely interconnected road network for the ETJ

*Additional 202,653 people in CoEP assuming 1% annual growth rate



Five-Year (2013-2017) Residential Permit Activity & Population Change*

- In five years, the City has permitted enough new residential units to house 32,737 new residents
- The County of El Paso (including CoEP) has grown by only 10,225 residents
 - City of El Paso has grown by 9,634 residents
 - County (excluding CoEP) has grown by 591 residents
- **Estimated oversupply of new housing in City of El Paso: 7,382 dwelling units**

	El Paso City Permits			El Paso County Population Change				El Paso City					5-Year Pop. Growth
Year	Residential Permits (City only)	Carrying Capacity	Permits Change YOY	Pop.	Pop. Change YOY	Pop. % Rate of Change YOY	5-Year Rate of Pop. Change	Pop.	Pop. Change YOY	Pop. % Rate of Change YOY	5-Year % Rate of Change (2013-2017)		
2013	2,288	7,161	307	831,126	11,790	1.44%		673943	198	0.03%		El Paso County (Incl. CoEP)	10,225
2014	2,017	6,313	271	830,185	941	-0.11%		676532	2589	0.38%		El Paso City	9,634
2015	2,205	6,902	188	833,495	3,310	0.40%		676391	-141	-0.02%		El Paso County (Excl. CoEP)	591
2016	1,956	6,122	249	832,890	605	-0.07%		680797	4406	0.65%			
2017	1,993	6,238	37	837,147	4,257	0.51%	1.23%	683577	2780	0.41%	1.43%		
TOTAL	10,459	32,737											

*All data from U.S. Census Bureau and City of El Paso permit records